

STATE HISTORIC PRESERVATION REVIEW BOARD MEETING  
FEBRUARY 13, 2004  
MICHIGAN HISTORICAL CENTER

Elisabeth Knibbe, President, called the meeting to order at 10:00 a.m.

Board Members Present:

Scott Beld, Janese Chapman, Lynn Evans, Richard Harms, Alison (Kim) Hoagland, Elisabeth Knibbe, Carolyn Loeb, Jennifer Radcliff

Board Members Absent:

-none-

Staff Members Present:

Amy Arnold, Laura Ashlee, Robert Christensen, Brian Conway, Brian Grennell, Ted Grevstad-Nordbrock, Martha MacFarlane-Faes, Alexandra Raven, Denise Sachau, Todd Walsh

Members of the Public Present:

Dave Bleshouse, concerning Oshtemo Township Hall  
Marilyn Florek, concerning Jefferson-Chalmers Historic Business District  
Richard Frank, concerning Grand Rapids Cycle Company Factory  
Kristin Hannahs, concerning Lovira and Esther Maria Parker Hart, Jr., Farm  
David Hart, concerning Lovira and Esther Maria Parker Hart, Jr., Farm  
Pam O'Connor, concerning The Acres/Oshtemo Township Hall  
Libby Pachota, concerning Jefferson-Chalmers Historic Business District  
Elaine Robinson, concerning Piquette Avenue Industrial Historic District  
Craig Wagner, concerning Lovira and Esther Maria Parker Hart, Jr., Farm  
Christine Weisblat, concerning The Acres

Approval of minutes of May 9, 2003:

Radcliff moved approval of minutes. Chapman seconded. Vote 6-0.

Staff Reports:

Brian Conway

- Introduction of Scott Beld
- Departure of Elizabeth Szufnar to NCSHPO in Washington D.C.
- Hiring process complete for Szufnar vacancy
- Publications: *A Civic Gift, An Honor and an Ornament*
- Arnold developing distribution plan for publications
- Solicitation of distribution suggestions from Review Board
- Federal budget lower than expected
- Staff travel restricted
- Meals and travel for boards will not be reimbursed
- SHPO now asking for travel stipends
- Staff to take unpaid furlough days
- Fayette Field School has been eliminated
- No other special projects

- Lighthouse fund is increasing
- Main Street program is in full swing
- Lijewski participating in various workshops
- Anticipating addition of 4 communities to the Michigan Main Street Program
- SHPO contracted with architect for design services for MMS communities
- SHPO has partnered with MEDC and MSHDA on MMS program
- Several SHPO staff members attended Creating Cool Conference
- Cool Cities and Michigan Land Use Council have moved historic preservation to forefront
- Partnered with MEDC to provide services to 12 –15 communities statewide
- Conway is participating in Repopulating Cities group
- Many State agencies are involved in Repopulating Cities (MDOT, ED, Community Health, etc)
- Governor issued Executive Directive directing State agencies to consider historic buildings when looking for new office space
- Partnered with MEDC to create Historic Economic Development Zone
- Partnered with MEDC to modify Historic Preservation Tax Credit
- Large developers are not utilizing tax credit, mostly residential
- Examining ways to insert historic preservation into existing legislation
- As a result of MLUC, SHPO is looking to draft legislation officially recognizing historic preservation and the SHPO
- Currently, historic preservation has not been officially recognized by the State
- One of the Appeal Officers has left HAL. A contract officer has been brought in to replace him
- SHPO will be awarding Governor's Awards for Historic Preservation again this year
- Upcoming conferences: April 24 – 27, MHPN Conference; May, Affordable Housing Conference; June 2, Lighthouse Conference; September, Michigan Society of Planners Conference
- Preservation Week is May 3 – 7

#### John Halsey

- 9000+ year old human remains found in Washington State
- Controversy over ownership
- Federal Appeals court has ruled that the Army Corps of Engineers must give bones to be studied
- Court also ruled that Indian tribes cannot indiscriminately claim remains
- Court elaborated by saying that a tribal connection must be proved in order for a tribe to claim ownership
- Court further said that a tribe must be intact to claim ownership
- Court also said that ancient bones cannot, by default, be considered ancestral
- Judge also found a limit to oral tradition in claiming remains
- Due to importance, case will probably go to US Supreme Court
- Michigan now has it's first THPO
- THPO is located on a minor reservation
- THPO is restricted to tribal lands
- Thunder Bay Marine Sanctuary exhibit is being installed at former Alpena Post Office
- Film detailing Thunder Bay is being completed
- Developer is seeking to redevelop Fletcher Paper Company building into multi-use building
- Possibly a major tax credit project
- Michigan Relics display on 1<sup>st</sup> floor of Michigan Historical Center
- Relics are the longest running fraud in Michigan history
- Objects have been a nuisance to Michigan archaeology since 1890s

- Major bodies of artifacts ended up with Church of Jesus Christ of Latter Day Saints in Salt Lake City, Utah
- Scenes appeared to model scenes found in the Book of Mormon
- Slate was from a quarry in Vermont
- Ceramics were poorly made
- Copper was commercially available in 1900s
- Brigham Young University Journal reported that the artifacts were fake
- CJCLDS returned artifacts to Oakland University
- Exhibit in MHC explains why the “artifacts” are fakes and how that is determined
- Exhibit also brings in other fakes
- Dean Anderson will be speaking on the Kensington Rune Stone

### National Register Nominations

Site: Residential Architecture of Alden B. Dow (Multiple Property), Midland, Midland County

Presented By: Christensen

Moved for Approval: Loeb

Seconded: Harms

Vote: 8-0

Criteria:

Level of Significance: local

Christensen notes that nominations are of architecture and not of owners

Christensen notes that nomination is a follow up to the 1990, Alden B. Dow Residential Architecture 1932-1938, nomination by Dr. Weight of Northwood University

Loeb notes typo on Section F, Page 4

Loeb suggests that individual nominations and multiple property nominations be consistent in how name is listed (Mr. & Mrs. Vs. Mr.)

Site: Mr. and Mrs. Frank Boonstra House, Midland, Midland County

Presented By: Christensen

Moved for Approval: Harms

Seconded: Chapman

Vote: 8-0

Criteria: C

Level of Significance: local

Knibbe commented that a floor plan would be invaluable in evaluating nomination

Christensen comments that a floor plan will be included in final submission

Site: Mr. and Mrs. Louis P. Butenschoen House, Midland, Midland County

Presented By: Christensen

Moved for Approval: Evans

Seconded: Harms

Vote: 8-0

Criteria: C

Level of Significance: local

Site: Calvin A. and Alta Koch Campbell House, Midland, Midland County  
Presented By: Christensen  
Moved for Approval: Radcliff  
Seconded: Chapman  
Vote: 8-0  
Criteria: C  
Level of Significance: state

Radcliff comments that photocopies of photographs were dark

Walsh comments that photocopier was set at lightest setting

Conway offers to accept suggestions on photograph duplication

Site: Donald and Louise Clark Irish House, Midland, Midland County  
Presented By: Christensen  
Moved for Approval: Hoagland  
Seconded: Loeb  
Vote: 8-0  
Criteria: C  
Level of Significance: state

Site: Charles and Mary Kempf Penhaligen House, Midland, Midland County  
Presented By: Christensen  
Moved for Approval: Loeb  
Seconded: Evans  
Vote: 8-0  
Criteria: C  
Level of Significance: local

Site: Mr. and Mrs. Robert C. Reinke House, Midland, Midland County  
Presented By: Christensen  
Moved for Approval: Hoagland  
Seconded: Harms  
Vote: 8-0  
Criteria: C  
Level of Significance: local

Site: Jefferson-Chalmers Historic Business District, Detroit, Wayne County  
Presented By: Florek  
Moved for Approval: Harms  
Seconded: Radcliff  
Vote: 7-0 (Chapman abstaining)  
Criteria A,C; exc. A  
Level of Significance: local

Radcliff comments that the nomination was good and that it was enjoyable to read.

Site: Piquette Avenue Industrial Historic District, Detroit, Wayne County  
Presented By: Robinson  
Moved for Approval: Radcliff

Seconded: Loeb  
Vote: 7-0 (Chapman abstaining)  
Criteria: A, B, C  
Level of Significance: national

Site: Grand Rapids Cycle Company Factory, Grand Rapids, Kent County  
Presented By: Frank  
Moved for Approval: Harms  
Seconded: Hoagland  
Vote 8-0  
Criteria: A, C  
Level of Significance: local

Radcliff asks about context in relation to potential districts and existing districts

Frank comments that some buildings were demolished but many remain

Harms adds that furniture manufacturing and warehousing were predominant in district

Radcliff asks about location in regards to other districts

Harms suggests that GRBC might have state-level significance since the bicycle flowed directly into the automobile industry

Harms comments that the bicycle was a fad in the late 19<sup>th</sup> Century

Conway asks about other bicycle manufacturers

Harms confirms that other, smaller manufacturers were present but they consolidated. Also notes that a major problem with the bicycle industry was market saturation

Frank notes that the company that bought GRBC is still in operation

Hoagland suggests that the developer include GRBC in the name of the renovated building

Conway inquires whether nomination should be moved to state-level significance

Harms notes that it should be left at local-level significance

Site: The Acres, Charleston Township, Kalamazoo County  
Presented By: O'Connor  
Moved for Approval: Evans  
Seconded: Beld  
Vote: 8-0  
Criteria: A, C; exc. G  
Level of Significance:

O'Connor notes error in Agenda. The Acres is located in Charleston Township, not in Oshtemo Township

Radcliff inquired about undeveloped lots in The Acres

O'Connor comments that to her recollection The Acres board never reached a conclusion

Weisblat comments that no further development will take place

Hoagland asks about the circular lots and the determination of property lines

O'Connor suggests that Wrights intent was to have the property lines indistinguishable

Hoagland asks about the purpose of a circular lot

Knibbe also comments about the difficulty of determining property lines

Conway asks about additional plats

O'Connor comments that the remaining plats were never sold and they are now cooperatively owned

Site: Oshtemo Town Hall, Oshtemo Township, Kalamazoo County

Presented By: O'Connor

Moved for Approval: Hoagland

Seconded: Chapman

Vote: 8-0

Criteria: A, C

Level of Significance: local

Knibbe comments that the report was concise

Site: Sherman City Union Church, Sherman Township, Isabella County

Presented By: Christensen

Moved for Approval: Chapman

Seconded: Loeb

Vote: 8-0

Criteria: A, C

Level of Significance: local

Site: Lovira and Esther Maria Parker Hart, Jr., Farm, Tuscola Township, Tuscola County

Presented By: Christensen

Moved for Approval: Radcliff

Seconded: Beld

Criteria: A, C

Level of Significance: local

Knibbe comments that the farm is phenomenal

Beld comments that the farm has archaeological potential

Beld suggests that future farm nominations include some aspect of the historical farm dump.

#### Historic District Committee Study Reports:

Arnold presented the reports and staff comments to the board.

Report: Lower Town Historic District, Ann Arbor

Radcliff inquires about the number of resources in the district. Arnold indicates that there are 263. The board made no additional comment.

Report: Historic District of Coldwater

Knibbe recommends resubmittal of report. Conway and Arnold note their agreeance. The board made no additional comment.

Report: Detroit-Toledo Stagecoach Inn Historic District

Radcliff inquires about being a single resource. Chapman explains that there are no other buildings in vicinity. Chapman comments that the report will be revised and resubmitted. The board made no additional comment.

Report: Metal Office Furniture Company Historic District

Radcliff questions why the resource is isolated.

Report: Modification of the Johnson House Historic District

The board made no comment

Report: The Hill Historic District

Knibbe questioned map and boundary justifications. The board made no additional comment.

Report: Western Avenue Scattered Site District

The board made no comment

Report: Walter P. and May Wolf Reuther House Historic District

Harms encourages that the rumored panic room mentioned in the report be removed. The board made no additional comment.

Report: Utica Historic District Expansion

The board made no comment

#### Appeals:

Michael Eerdmans v. Grand Rapids Historic District Commission

Conway notes that this appeal was table at last meeting. Conway explains that Nick Bozen extended hearing date to allow for Eerdmans to submit additional testimony. Conway notes that Eerdmans' request was denied by the Grand Rapids Historic District Commission because he did not provide a reasonable argument. Conway notes that Bozen recommends denial. Conway further notes that Eerdmans submitted a written request that the Proposal For Decision be tabled yet again.

Harms moves that decision on appeal be tabled

Evans seconds movement

Conway comments that Eerdmans was concerned that he did not receive adequate time to prepare his rebuttal. Conway further commented that this argument is moot because Eerdmans did in fact prepare and submit a rebuttal.

Knibbe comments that Eerdmans rebuttal is sophisticated.

Radcliff asks for clarification of whether the board is reviewing new info or examining the process of the Grand Rapids Historic District Commission.

Conway notes that no new evidence has been submitted since extension.

Board votes 0-8 in favor of tabling appeal (0 Yay – 8 Nay)

Evans inquires about trial mentioned in Eerdmans' rebuttal.

Conway responds that the case in question dates from 1997. Conway further explains that the City of Grand Rapids had charged Eerdmans with a warrant and the case in question was a result of that warrant. Conway continued that the Judge is withholding his decision until the review board reaches a decision.

Knibbe comments that all members received the proper documents.

Knibbe comments that the review board needs to respond to Eerdmans' argument that the addition is different from the original structure and thus negates the need to follow standards. Knibbe further states that aluminum has been able to modify products appropriately, vinyl has not yet done so.

Harms states that he concurs with Knibbe. Harms states that vinyl is not contemporary.

Hoagland comments that either way a sliding door is not historic.

Loeb comments that mushrooming logic/chain of events argument (a non-historic vinyl door on a non-historic addition) does not justify not maintaining SOI's standards.

Harms states that the Standards dictate that materials must be compatible.

Harms states that the issue is compatibility of materials and the material of the door is not compatible with the original structure or the addition.

Harms moves denial of appeal

Chapman seconds motion.

Vote: 8-0. Appeal denied

Jones v. Flint Historic District Commission

Hoagland states that she is not comfortable with the Commission's desire to dictate the type of fence that may be installed.

Radcliff notes that she is concerned about Flint's non-enforcement of local historic district ordinances. Radcliff asks what can be done about the City of Flint's lax enforcement.

Conway comments that Lansing is in a similar situation in regard to enforcement.

Hoagland states that such lax enforcement undermines historic preservation efforts.

Ashlee notes that the city is obligated to enforce ordinance.



Radcliff notes that PA169 gives homeowner ability to sue the city over lax enforcement. Radcliff further comments that the historic district commissions are charged with education not just review. Radcliff adds that members of commissions must educate themselves.

Arnold comments that the SHPO is looking at education options for local officials.

Loeb moves denial of appeal

Harms seconds motion

Vote: 8-0 appeal denied

Dates of Next Meetings:

May 7, 2004

September 10, 2004

Adjournment:

moved that the meeting be adjourned.

seconded.

Vote: 8-0.

The meeting adjourned at 1:45pm.

Prepared by T. Walsh